



MIXED USE OFFICE SPACES

HIGH EXPOSURE OFFICE - LARGE CATCHMENT

To suit a variety of uses



This pristine development is ideal for office and showroom uses:

- Ground floor tenancies from 77m² available
- Final first floor vacancy of 168m² also available
- Ample signage and onsite parking
- Judo Bank and The Global Local café open onsite
- Join commercial occupiers Queen Elizabeth Centre, CBA Business Banking Centre, Manpower Services Australia and KEO Care

M1 Hub is located on Western Port Highway near South Gippsland Freeway cross over and allows retailers and businesses to take advantage of M1/M2 Industry Parks 2,000+ employees, and capitalise on the residential catchments of Lynbrook, Hampton Park and Cranbourne.

GF TENANCY	AREA (m ²)	RENTAL (\$) PA
1*	312m ²	POA
2	88m ²	POA
3	77m ²	POA
6	280m ²	POA
7	176m ²	LEASED
106	168m ²	UNDER OFFER

*AVAILABLE AS WHOLE OR SPLIT TENANCY



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